Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ19-0420

TAYLOR GRILLS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 1/19/2022
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,625,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 20th day of December, 2019

Notary Public
Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Mukhtar Siddiqi PO Box 1027 Antioch TN 37011	New Owner	162-06-0-193; 162-06-0-194 162-06-0-195; 162-06-0-196 162-05-0-194; 162-05-0-193 162-05-0-192; 162-05-0-191

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Nashvest LLC, a Tennessee limited liability company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mukhtar Siddiqi

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot Nos. 185, 186, 187, 188, 184, 183, 182 and 181 on the Plan of Fair Oaks, Section Two of record in Book 4460, Page 52, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to NashVest LLC, a Tennessee Limited Liability Company by Warranty Deed from David Edward Lovell, Co-Trustee and Pamela Franklin Lovell, Co-Trustees of The David and Pamela Lovell Tennessee Community Property Trust u/a/d December 09, 2015 of record in Instrument No. 20181003-0098106, Register's Office for Davidson County, Tennessee, dated September 28, 2018 and recorded on October 03, 2018. Affidavit of Kate Rosenthal, Attorney recorded on January 22, 2019, in Instrument No. 20190122-0006096, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

Karen Johnson Davidson County
Batch# 334073 DEEDWARR
12/23/2019 03:25:30 PM 3 pgs
Fees: $18.00 Taxes: $6,012.50
20191223-0132590

201912230132590

The foregoing legal description is the same as contained in the resource of title shown above.

This is **improved** property known as: 5248, 5252, 5256, 5260, 5264, 5268, 5269, and 5272 Tusculum Court, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 20th day of December, 2019.

Nashvest, LLC, a Tennessee limited liability company

By: Brian Mullins
Its: Managing Member

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned of the state and county mentioned, personally appeared **Brian Mullins**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be **Managing Member** of **Nashvest LLC**, the within named bargainor, a Limited Liability Company, and that as such **Managing Member**, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company as **Managing Member**.

Witness my hand and official seal at Brentwood, Tennessee this 20th day of December, 2019.

Notary Public
My Commission Expires: _____

(Notary Seal)

TAYLOR GRILLS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 1/19/2022
COUNTY OF WILLIAMSON

True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

